

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-59A

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS J. & J. Realty Trust has expressed an interest in and has submitted a satisfactory proposal for rehabilitating the residential property on Disposition Parcel R-59A:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That J. & J. Realty Trust be and hereby is tentatively designated as redeveloper for Disposition Parcel R-59A in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within 180 days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds
 - (ii) Evidence of payment - final commitments from banks or other lending institutions;
 - (iii) Final working drawings and specifications;
 - (iv) Proposed construction and rental schedules.

2. That disposal of Parcel R-59A by negotiation is the appropriate method of making the land available for development.
3. That it is hereby found that J. & J. Realty Trust possesses the qualifications and financial resources necessary to undertake the rehabilitation of this property in accordance with the urban renewal plan.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosures". (Federal Form H-6004).



June 29, 1972

M E M O R A N D U M

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN PROJECT, MASS. R-55
Rehabilitation Development
Tentative Designation of Developer/Disposition Parcel R-59A

On April 16, 1972, the Authority advertised Parcel R-59A, 30 to 36 Washington Street, Charlestown, as available for the rehabilitation of 12 units of housing. These properties consist of four three-story attached wood frame dwellings, which will convert into excellent two and three bedroom units when rehabilitated.

In response to this advertisement, our residential development staff selected J. & J. Realty Trust of 77 Hudson Street, Boston, Massachusetts, as the most qualified developer for this parcel.

This developer is prepared to rehabilitate these properties with conventional funds if 312 loans are unavailable from HUD.

It is, therefore, recommended that the Authority adopt the attached resolution, tentatively designating J. & J. Realty Trust as redeveloper of Disposition Parcel R-59A.

